040.0	0002	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	865,900 / 865,900
					USE VALUE:	865,900 / 865,900
					ASSESSED:	865,900 / 865,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
28	-30	RAWSON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TAUTE JACK D
Owner 2:	TARGAC STACY LYNN
Owner 3:	
Street 1:	30 RAWSON RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	JOHNSON SUSAN M -
Owner 2:	-
Street 1:	30 RAWSON RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .088 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1929, having primarily Wood Shingle Exterior and 2212 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3814.000	438,400		427,500	865,900
Total Card	0.088	438,400		427,500	865,900
Total Parcel	0.088	438,400		427,500	865,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 391.46 /Parcel: 391.46

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 26527

GIS Ref

GIS Ref

Insp Date 11/10/18

!3273!

PREVIOUS ASSESSMENT

Parcel ID 040.0-0002-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	438,400	0	3,814.	427,500	865,900		Year end	12/23/2021
2021	104	FV	418,400	0	3,814.	427,500	845,900		Year End Roll	12/10/2020
2020	104	FV	418,500	0	3,814.	427,500	846,000	846,000	Year End Roll	12/18/2019
2019	104	FV	325,200	0	3,814.	454,300	779,500	779,500	Year End Roll	1/3/2019
2018	104	FV	325,200	0	3,814.	331,300	656,500	656,500	Year End Roll	12/20/2017
2017	104	FV	304,800	0	3,814.	288,600	593,400	593,400	Year End Roll	1/3/2017
2016	104	FV	304,800	0	3,814.	245,800	550,600	550,600	Year End	1/4/2016
2015	104	FV	271,300	0	3,814.	240,500	511,800	511,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	22:50:31

LAST REV

Date	Time
11/19/20	10:13:20
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3273

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JOHNSON SUSAN M	75813-38	1	10/5/2020		870,000	No	No		
O`BRIEN ADELE M	22202-209		7/10/1992		160,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/19/2020	SQ Mailed	MM	Mary M
11/10/2018	MEAS&NOTICE	HS	Hanne S
2/3/2009	Meas/Inspect	189	PATRIOT
11/1/2000	Hearing N/C	201	PATRIOT
4/15/2000	Inspected	270	PATRIOT
3/1/2000	Measured	263	PATRIOT
11/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	26527
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3814		Sq. Ft.	Site		0	80.	1.40	1									427,537						427,500	

Total AC/HA:	0.08756	Total SF/SM:	3814	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	427,537	Spl Credit		Total:	427,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.12468350
Const Adj.:	0.98000199
Adj $ / SQ:	198.395
Other Features:	103500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	635423
Depreciation:	196981
Depreciated Total:	438442

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 12 | BRs: 4 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	2	1
Totals			
2	12	4	

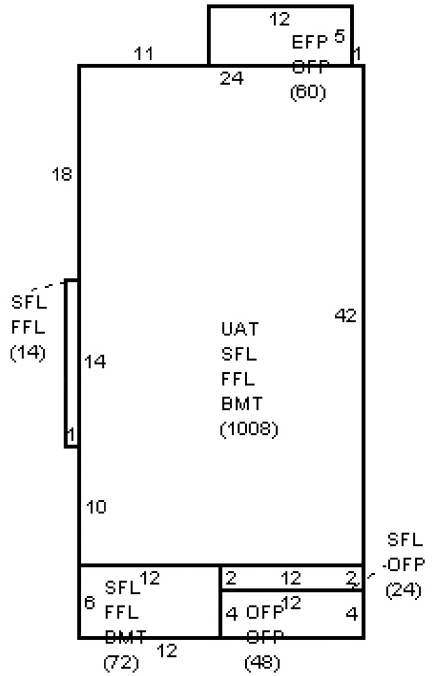
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	198.39
Special Features:	0	Val/Su Net:	115.86
Final Total:	438400	Val/Su SzAd	198.19

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,118	198.390	221,805
FFL	First Floor	1,094	198.390	217,044
BMT	Basement	1,080	59.520	64,280
UAT	Upper Attic	252	79.360	19,998
OFP	Open Porch	180	25.150	4,528
EFP	Enclos Porch	60	71.150	4,269

Net Sketched Area: 3,784 | Total: 531,924

Size Ad 2212 | Gross Area 4540 | FinArea 2212

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total:

PARCEL ID

040.0-0002-0009.0

IMAGE

AssessPro Patriot Properties, Inc